

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
June 7, 2021**

The Dodge County Land Resources and Parks Committee met on June 7, 2021 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz and Tom Schaefer. Members excused were Travis Schultz. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel. Dave Addison was also present at the meeting.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Joseph Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

TOWN REZONING REQUESTS

1. **Town Rezoning Petition – Joann Schultz** – Part of the NE ¼ of the SE ¼, Section 2, T10N, R14E, Town of Lowell, Dodge County, Wisconsin, located along the south side of Lock Road approximately 350' from the intersection of County Road I and Lock Road - Petition to rezone 2.83-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 Agricultural Zoning District to the RC1 Rural Residential Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable report to the County Board of Supervisors on the petition to rezone 2.83-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 Agricultural Zoning District to the RC1 Rural Residential Zoning District.

Second by Allen Behl Vote 3-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Sivan Leasing LLC, agent for Dean Zimmerman – Petition to rezone approximately 10-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district in order to allow for the creation of a 10-acre lot for commercial/industrial purposes and on the application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of a contractors storage yard for equipment storage and the storage, stockpiling, processing and cutting of mined stone materials on this site.

Rezoning Petition request:

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 10-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district under the Dodge County Land Use Code in order to allow for the creation of a 10-acre lot for commercial/industrial purposes at this location.

Second by Allen Behl Vote 3-0 Motion carried.

Conditional use permit request:

Motion by Allen Behl to approve a conditional use permit request to allow for the establishment of a contractors storage yard for equipment storage and for the storage, stockpiling, processing and cutting of mined stone materials on this site subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
2. Any new access to the 10-acre lot from County Road A shall be approved by the County Highway Department prior to establishing a driveway onto County Road A.
3. All petroleum products, anti-freeze, and/or other hazardous waste and gasses used or stored on this site shall be handled and disposed of in accordance with the Department of Natural Resources and all applicable state and federal laws, regulations and requirements.
4. A County land use permit shall be obtained for any construction on this site.
5. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. A lighting plan shall be submitted to the Department for review and approval prior to the issuance of the conditional use permit.
6. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed contractors storage yard and equipment shed prior to beginning construction of said structures.
7. Any significant change to or expansion of the business may require that a new Conditional Use Permit be obtained.
8. The decision of the Committee shall expire one year after the decision is filed with the Department unless the use has been established, a Certificate of Zoning Compliance has been issued, or the Conditional Use Permit is renewed, for a period not to exceed one year.
9. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Mary Bobholz Vote 3-0 Motion carried.

PUBLIC HEARING

Kurt Kutsugeras – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a retail sales and service business for the repair and sales of firearms, sporting goods and accessories within the A-2 General Agricultural Zoning District. The site is located in part of the NW ¼ of the NW ¼, Section 1, T13N, R13E, Town of Fox Lake, the site address being W10039 County Road AW

Motion by Mary Bobholz to approve the conditional use permit request to allow the establishment of a retail sales and service business for the repair and sales of firearms, sporting goods and accessories within the A-2 General Agricultural Zoning District subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed firearms sales business operation on this site.
3. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
4. The decision of the Committee shall expire one year after the decision is filed with the Department unless the use is established, the Conditional use permit is issued or the Conditional use permit is renewed, for a period not to exceed one year.
5. The Conditional use permit shall also expire upon termination of a business or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Allen Behl Vote 3-0 Motion carried.

PUBLIC HEARING

Lucas Schramm, agent for Delmar and Debbie Schramm – Petition to rezone approximately 27-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot at this location. The site is located in part of the SW ¼ of the NW ¼, Section 32, Town of Lebanon.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 27-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot at this location.

Second by Tom Schaefer Vote 3-0 Motion carried.

ADMINISTRATIVE BUSINESS

Land Information

- A. Review, discuss and take action on proposed changes to the Surveyors Checklist and the Department Review Policy for Survey Maps.

Dave Addison provided the Committee with an update on the proposed changes to the Surveyors Checklist and the Department Review Policy pertaining to the submission of Survey Maps to the Department. The policy document is a guideline for surveyors to use when submitting a certified survey map to the Department for review and approval. The proposed changes were made to clarify and update the current policy.

Motion by Tom Schaefer to approve the Surveyors Checklist and Department Review Policy as submitted.

Second by Mary Bobholz Vote 3-0 Motion carried.

- B. Review, discuss and take action on a Department Drone Use Policy regarding the use of the Department's newly acquired drone.

Dave Addison provided the Committee with a draft copy of a proposed Department Drone Use Policy document. The policy is being created to regulate the use of the Department Drone. The document is for information purposes at this time and is for review by the Committee. The Department will be submitting a copy to the Corporation Counsel for review before presenting a final draft back to the Committee for approval.

OTHER BUSINESS

1. Broadband Study Update

Bill Ehlenbeck provided the Committee with an update on the Broadband study. A request for proposals for a "Broadband Study" was sent out approximately 6 weeks ago. Two proposals were received and Bill provided the Committee with brief overview of the proposals. Once the review of the proposals has been completed by the Department, a final proposal will be brought back to the Committee.

2. The minutes from the May 17, 2021 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

Second by Tom Schaefer Vote: 3-0 Motion carried.


3. No Committee Member Reports

4. No additional Per Diems

Motion by Order of the Chairman to adjourn the meeting.

Meeting adjourned at 8:29 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Allen Behl". The signature is written in a cursive style with a large initial "A" and a stylized "B".

Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.